020.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,096,300	/	1,096,300
USE VALUE:	1,096,300	/	1,096,300
ASSESSED:	1,096,300	/	1,096,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPLAN WILLIAM H
Owner 2:	
Owner 3:	
Street 1:	57 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YESSAYAN SALPI -
Owner 2:	-
Street 1:	57 SPY POND LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1964, having primarily Vinyl Exterior and 2292 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9575.000	314,800		781,500	1,096,300
Total Card	0.220	314,800		781,500	1,096,300
Total Parcel	0.220	314,800		781,500	1,096,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.23 | /Parcel: 478.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 020.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,800	0	9,575.	781,500	1,096,300		Year end	12/23/2021
2021	101	FV	303,000	0	9,575.	781,500	1,084,500		Year End Roll	12/10/2020
2020	101	FV	303,000	0	9,575.	781,500	1,084,500	1,084,500	Year End Roll	12/18/2019
2019	101	FV	291,800	0	9,575.	855,800	1,147,600	1,147,600	Year End Roll	1/3/2019
2018	101	FV	296,900	0	9,575.	544,600	841,500	841,500	Year End Roll	12/20/2017
2017	101	FV	296,900	0	9,575.	497,900	794,800	794,800	Year End Roll	1/3/2017
2016	101	FV	296,900	0	9,575.	404,500	701,400	701,400	Year End	1/4/2016
2015	101	FV	251,600	0	9,575.	404,500	656,100	656,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YESSAYAN SALPI	44641-562		2/15/2005		681,000	No	No		
YESSAN GARABED	35914-404		7/18/2002	Family	1	No	No		
	12195-293		4/1/1981			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2010	2436	Fireplac	1,000					INSERT&CHIM LINER
2/1/2010	72	New Wind	7,000					
12/16/2004	1190	Re-Roof	7,600					REPL 9 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Inspected	BS	Barbara S
2/12/2009	Meas/Inspect	189	PATRIOT
8/25/2005	MLS	HC	Helen Chinal
11/3/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9575		Sq. Ft.	Site		0	85.	0.96	2			Water F	30					781,509						781,500	

PREVIOUS ASSESSMENT

PRINT

Date	Time
12/29/21	20:22:51

LAST REV

Date	Time
10/24/19	15:26:53
apro	

PAT ACCT.

1672

User Acct

14282

GIS Ref

GIS Ref

Insp Date

11/29/17

!1672!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	14282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.21981	Total SF/SM:	9575	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	781,509	Spl Credit		Total:	781,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	135.594
Other Features:	96802
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386789
Depreciation:	71943
Depreciated Total:	314846

COMMENTS

SCUTTLE HOLE. OF=BMT SINK, WET BAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

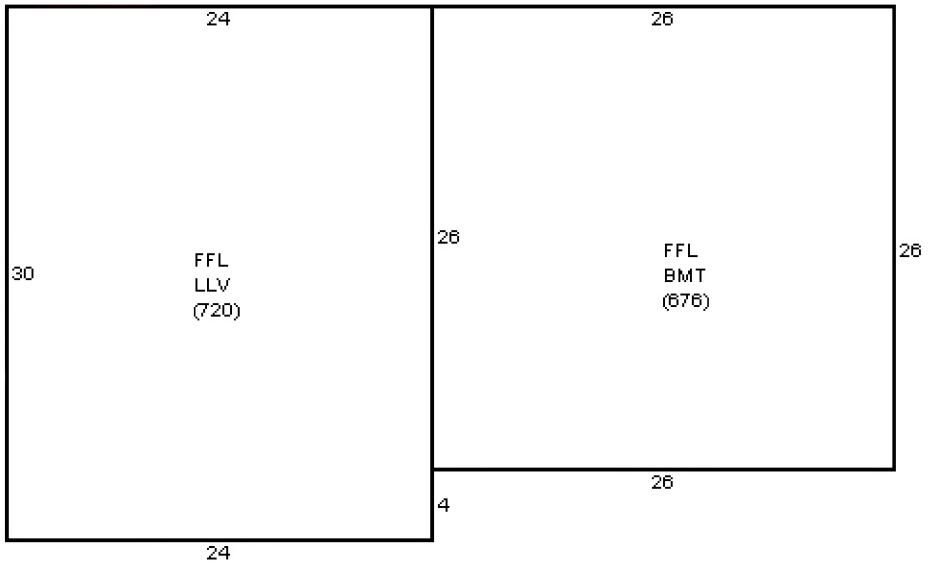
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.59
Special Features:	0	Val/Su Net:	112.75
Final Total:	314800	Val/Su SzAd	225.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,396	135.590	189,289
LLV	Lower Level	720	79.320	57,112
BMT	Basement	676	64.470	43,585
	Net Sketched Area:	2,792	Total:	289,986
Size Ad	1396	Gross Area	2792	FinArea 2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
LLV	100	FLA	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc